

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 65-DR-2003
REQUEST: Approve site plan & elevations for a health studio & spa at DC Ranch
PROJECT NAME: DC Ranch Village Health Studio And Spa
LOCATION: 10101 E Thompson Peak Parkway

DEVELOPER/OWNER: DC Ranch L.L.C.
ARCHITECT/DESIGNER: Butler Design Group / Rick Butler
ENGINEER: Erickson & Meeks Engineering
APPLICANT/COORDINATOR: Biskind, Hunt & Taylor, P.L.C./Karrin K. Taylor
11201 N Tatum Blvd Ste 330
Phoenix, AZ 85028
602-955-3462

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: No comments have been received.

REQUEST: This is a request to approve the site plan and elevations for a new health studio and spa at DC Ranch.

LOCATION & ZONING: This site is zoned Planned Community Center/Planned Community District (PCC/PCD) and is located at the southeast corner of the future Union Hills Drive and Thompson Peak Parkway intersection.

CHARACTERISTICS: The 6-acre site is currently part of a larger stockpile area of rock and dirt generated from DC Ranch construction and grading. The site is located at the south end of DC Ranch's planned Town Center, which will be a mixed-use development consisting of office, retail, and integrated residential uses. To the south is open desert but zoned residential (owned by Toll Brothers) and part of the proposed McDowell Sonoran Preserve study boundary.

HISTORY: In September 2003, the City Council approved a conditional use permit to allow a health studio (13-UP-2003).

DISCUSSION: The proposed 82,000 sq.ft. health studio will range in height from one story to three stories and is oriented toward the intersection of Thompson Peak Parkway and Union Hills Drive. An enclosed pool area is located at the southeast side of the building, and a landscaped parking lot will be located on the southern portion of the property. Access to the property will be from Thompson Peak Parkway and Union Hills Drive, and there will be a connection with the DC Ranch trail system for bicycle and pedestrian access.

The architecture style of the building will be consistent with the established architecture themes of DC Ranch. The architectural styles have a Spanish origin using clay roof tiles, timber beams, and brown and tan colored stucco. The buildings also provide recessed arched windows, patios, covered walkways, awnings, and roof overhangs. Landscaping will be desert materials as approved in the Environmental Design Master Plan for this portion of DC Ranch.

RELATED CASES:

13-UP-2003, 54-ZN-1989#1 thru 7, and Development Agreement

Tim Curtis
Project Coordination Manager
480-312-4210

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Site/Building Section
- #8-Floor Plans
- A-Stipulations/Ordinance Requirements



DC Ranch Village Health Studio & Spa
Development Review Board
Case # 198-PA-2003 #2
Project Narrative

I. Project Overview

The purpose of this application is for Development Review Board ("DRB") review and approval of a site plan and elevations for the DC Ranch Village Health Studio and Spa (the "Village Club") in an area of DC Ranch zoned PCC PCD. The subject property consists of approximately 6.3 acres and is located at the southeast corner of Union Hills Drive and Thompson Peak Parkway (the "Property") within the DC Ranch master planned community ("DC Ranch"). The Property is owned by DC Ranch L.L.C., an Arizona limited liability company ("Owner"). The Owner proposes to develop the Property with a health studio and spa that includes outdoor swimming pools for members.

II. Location

The Property is located at a major intersection within the DC Ranch Town Center. The Village Club is the first phase of the Town Center, which is planned to be a mixed-use development consisting of office, retail and integrated residential uses together with the Village Club. Access to the Village Club will be from Thompson Peak Parkway and through the main street of the Town Center (along the Union Hills Drive alignment).

III. Property Characteristics

The Property is currently undeveloped with some earth and rocks stockpiled on the site. The majority of the Property is characterized as gently sloping to the southwest. There are no significant washes on the Property. The Property was vegetated with typical desert vegetation found in the area including saguaros, palo verde trees, etc.

IV. Description of Use

The Village Club is planned to be approximately 85,000 square feet in size. The building will be three (3) stories with a maximum height of fifty-six feet (56') in accordance with the amended development standards for DC Ranch set forth in the Second Amendment to the Development Agreement dated October 19, 1998, as amended (the "Development Agreement"). Any architectural features will be in compliance with applicable height limitations. The indoor portion of the Village Club consists of active and related exercise areas including physical fitness equipment. The spa amenities consist of health and beauty treatments including, but not limited to, massages, wet

treatments, manicures, pedicures, and a hair salon. In addition to the indoor facility, there will be outdoor amenities including a pool area with three (3) swimming pools and an event lawn area. A separate kid's yard is also located east of the building. Membership to the Village Club is open to the general public.

The building is located on the northern portion of the Property with parking along the southern portion of the Property. Parking will be provided within a landscaped parking lot and will include surface parking for approximately 320 cars in accordance with the requirements of the Development Agreement as well as other applicable City of Scottsdale requirements.

The Property will be landscaped consistent with the landscape palette set forth in the previously approved Environmental Design Master Plan for this portion of DC Ranch and will include desert varieties native to the area. Significant amounts of landscaping will be provided along the entire perimeter of the Property as well as parking lot landscaping.

The architecture for the Village Club will be consistent with the architecture themes contained in the master plan for this part of DC Ranch. Specifically, the design palette will be that utilized for the residential area of DC Ranch referred to as the Upper Canyon. These architectural styles have a Spanish origin and are being utilized to guide residential development in Silverleaf. The Upper Canyon Design Guidelines (the "Upper Canyon Guidelines") encourage diversity by using a variety of Spanish architectural styles including Spanish Colonial, Mediterranean Revival, Spanish Mission and Ranch Hacienda. The Guidelines utilize the various architectural styles to create a sense of timeless quality by focusing on simple materials, detail and elegant massing. The architecture for the Village Club will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants, conditions and restrictions for DC Ranch as well as by the City of Scottsdale Design Review Board.

V. Conformance with the General Plan

The Property is designated as Urban Neighborhood/Commercial in the Scottsdale General Plan (the "General Plan"). The proposed use and existing zoning are in compliance with the General Plan designation.

VI. Compatibility with Surrounding Properties

The Village Club is planned for an area of DC Ranch that will include commercial, office, retail and integrated residential uses and therefore is compatible with and will complement uses planned for the Town Center. Furthermore, given the

recreational nature of the use, this type of use is often compatible with residential uses. While the Village Club is compatible with planned adjacent uses, all of the surrounding property is currently undeveloped as reflected in Table 1 below.

Table 1

Property	Ownership Status	Existing Use	Existing Zoning
<i>Subject Property</i>	DC Ranch	Undeveloped	PCC PCD
North of Property	DC Ranch	Undeveloped	PCC PCD
East of Property	DC Ranch	Undeveloped	PCC PCD
South of Property	Toll Brothers*	Undeveloped	R1-10 ESL
West of Property	DC Ranch	Undeveloped	C-O/PCC PCD

*The property to the south of DC Ranch is zoned for residential use. The current plan for the property is to sell a portion of the area for inclusion in the McDowell Sonoran Preserve, leaving the area permanently undeveloped.

VII. Development Review Criteria and Findings

The DRB is responsible for the review and approval of all commercial site plans and building architectural elevations in the City. As part of the review and approval process, the DRB is guided by several criteria outlined in Section 1.904 of the Zoning Ordinance. The Village Club complies with the listed criteria as noted below:

- A. The Board shall examine the application to insure that all provisions of this ordinance and all other ordinances, master plans, General Plans and standards of the City of Scottsdale shall be complied with where applicable.***

The Village Club site has been designed to be compatible with the City's General Plan and the DC Ranch master planned community. The site plan and architectural elevations comply with all City of Scottsdale ordinances and regulations as well as with the amended standards for DC Ranch set forth in the Development Agreement.

- B. The proposed development shall not have any detrimental effect upon the general health, welfare, safety and convenience of persons residing or working***

in the neighborhood; or shall not be detrimental or injurious to the neighborhood.

The approval of the Village Club will not result in the creation of any negative impacts and it will not be detrimental to the general health, welfare, safety or convenience of the public or surrounding area. The use will not create any nuisance such as noise, smoke, odors, dust, vibrations or illumination other than what would typically be associated with uses permitted in the PCC zoning districts. During the construction phase, all dust control permits will be obtained and mitigation efforts will be conducted to minimize fugitive dust. On the other hand, approval of the use will provide a convenience to residents and people working in the area by providing a conveniently located health club facility for their use and enjoyment.

C. The proposed development shall promote a desirable relationship of structures to one another, to open spaces and topography both on the site and in the surrounding neighborhood.

The integration of the structure with the natural surroundings and into the context of the future uses in the surrounding area and the DC Ranch community as a whole was paramount in the design of the Village Club. The Village Club has been planned and designed to provide a focal point for the future DC Ranch Town Center, yet at the same time be compatible with potential residential or open space use to the south. The Property is located in the DC Ranch Town Center and will be developed with commercial and residential uses to the north and east. The structure has been sited to have its primary relationship with the future commercial and residential uses to the north and east. The Village Club has also been designed to take advantage of the environmental conditions that are unique to this site and to minimize alteration of the natural slope, which is generally level with a gentle slope to the southwest.

D. The height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping shall be appropriate to the development, the neighborhood and the community.

The Village Club building and its arrangement on the Property are appropriate in context with the surrounding area and have been designed to contribute in a meaningful way to the overall conditions of the site. The height of the Village Club is in keeping with allowable amended development standards within the PCC PCD district at DC Ranch. Additionally, the building is situated to be in closer proximity to the commercial and residential areas while the parking and landscape areas are located on the southern portion of the site. The setbacks are consistent with setbacks for the PCC PCD district amended development standards and are minimized on the north and west street fronts to maximum the exposure of the distinctive architecture. The overall massing of the

structure is also in keeping with the planned nature of the commercial area and DC Ranch in general, which is to capitalize on the architecture of the structure yet take advantage of the natural desert setting. The Village Club structure does not dominate the site, rather it appropriately allows for an adequately sized facility together with required parking and open space areas.

As stated previously, the architecture of the structure will be consistent with the overall architectural design concept spelled out in the Upper Canyon Guidelines. The Upper Canyon Guidelines direct the size and placement of site features including walls and signs and are to be designed and placed to compliment and enhance the architecture and not to overwhelm or detract from the design of the structure.

E. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

The Village Club has been designed to provide safe and efficient placement of access points and parking areas. All parking spaces and aisles are in conformance with City of Scottsdale standards. Primary access to the facility is off Thompson Peak Parkway and Union Hills Drives and will be designed to conform to City of Scottsdale standards. Loading and service areas are located at the northeast portion of the site and are intended to minimize conflicts with vehicles and pedestrians. Furthermore, given the nature of the use, deliveries to the Property are minimal.

The Village Club also connects with the DC Ranch trail system allowing for users to access the site by walking or riding a bike. The regional trail system was designed to integrate commercial areas with residential areas and as such, a trail is conveniently located along the southern portion of the Property. On-site walkways are also incorporated into the overall site design allowing pedestrians and bikers to connect to the regional trail system or safely walk from the parking areas to the Village Club.

F. The architectural character of the proposed structure shall be in harmony with, and compatible to, those structures in the neighboring environment, and the architectural character adopted for any given area, avoiding excessive variety or monotonous repetition.

The Upper Canyon Guidelines are intended to provide the impetus for exceptional architectural design and site layout for structures in DC Ranch. The Upper Canyon Guidelines provide the foundation and concept for several established architectural styles and themes that, while different, all exhibit a similar approach to a lifestyle that is integrated with the environment and utilizes materials indigenous to a given area. The result is a harmonious integration of styles that celebrate and blend with the desert

southwest. The Village Club uses these Upper Canyon Guidelines as the starting point for its design resulting in a structure and site layout that is compatible with the neighboring environment. While other structures in the immediate area are not yet planned, designed and constructed, the goal of the Upper Canyon Guidelines is to avoid both monotony and excessive variety by creating a complimentary montage of buildings and places each with its own unique style.

G. All mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

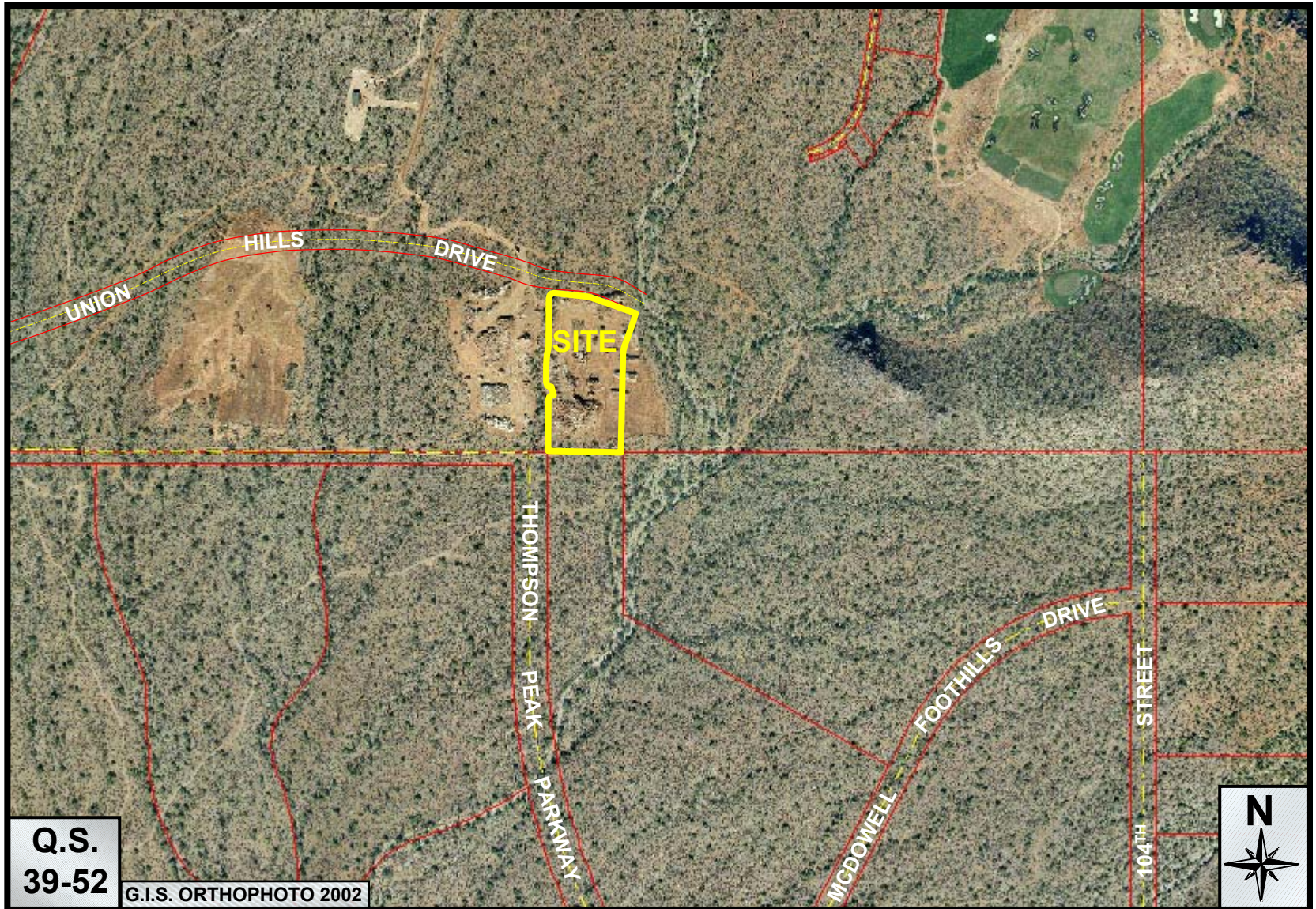
All mechanical equipment, appurtenances and utilities will be appropriately screened. Screening devices, such as walls and landscaping will be designed to architecturally integrate with the building.

H. The architectural character of a development shall take cognizance of the unique climatological and other environmental factors of this region and promote an indigenous architectural feeling.

The Upper Canyon Guidelines, which provide the framework for the architectural character of the Village Club, were specifically established to maximize solar issues. The quality of the outdoor and indoor environments are to be enhanced by the use of building siting, shaded areas and landscape placement. For the Village Club, various design techniques have been utilized in the design of the building including the use of recessed windows, patios, awnings and roof overhangs. These design features all assist in minimizing solar exposure. Additionally, the materials and the design are those typically used in the southwest including clay tiles and stucco exterior.

VII. Summary

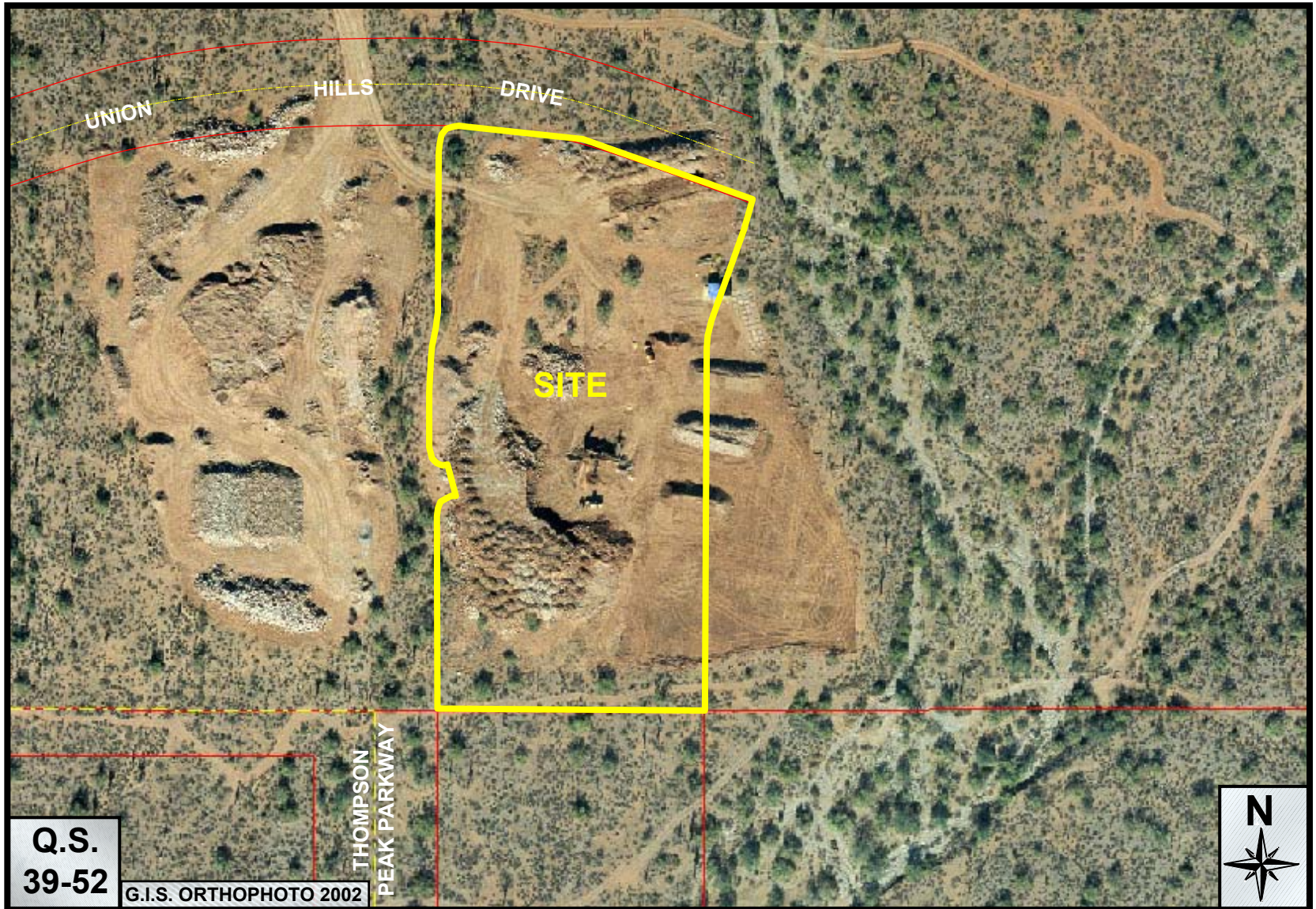
In summary, the approval of the Village Club is appropriate for a variety of reasons. The facility is compatible with the future planned uses and also serves as the hub of the DC Ranch Town Center. The site has been designed to integrate with the activity areas of the Town Center while keeping the lower intensity areas away from future potential residential areas. Finally, the Village Club will continue the tradition of excellent and superior architectural design that has been established for the DC Ranch community.



The DC Ranch Village
Health Studio & Spa

65-DR-2003

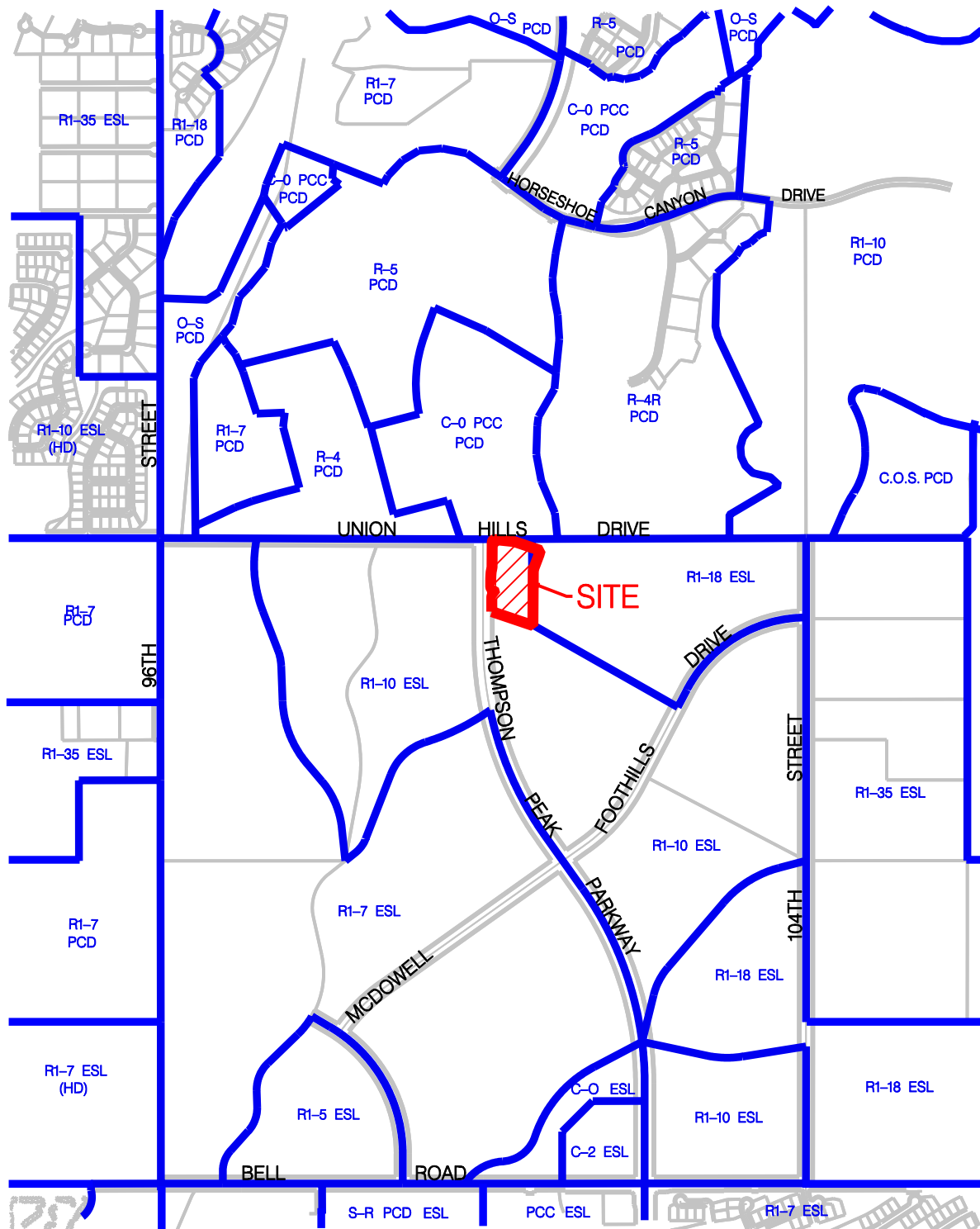
ATTACHMENT #2



The DC Ranch Village
Health Studio & Spa

65-DR-2003

ATTACHMENT #2A



65-DR-2003

ATTACHMENT #3





NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

9.03.03



**The DC RANCH VILLAGE
HEALTH STUDIO**
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

9.03.03



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S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA

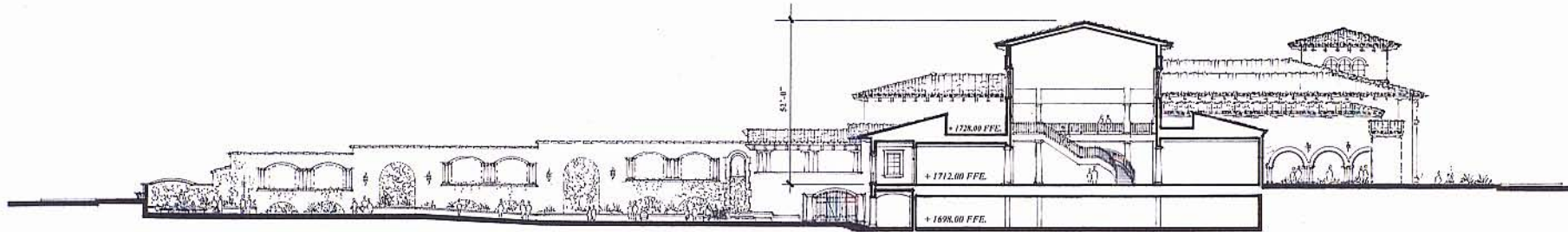


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**65-DR-2003
9-4-03**



SITE/BUILDING SECTION
SCALE: 1/8" = 1'-0"

9.03.03



**The DC RANCH VILLAGE
HEALTH STUDIO**
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



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**65-DR-2003
9-4-03**

ATTACHMENT #7



FLOOR PLAN DATA

OCCUPANCY	MIXED A-2, A-3, AND B
CONSTRUCTION TYPE	TYPE III - JR
LOWER LEVEL FLOOR AREA	23,763 S.F.
MID LEVEL FLOOR AREA	44,694 S.F.
UPPER LEVEL FLOOR AREA	12,448 S.F.
POOL HOUSE	953 S.F.
TOTAL FLOOR AREA	82,158 S.F.

② POOL HOUSE FLOOR PLAN
SCALE: 3/8" = 1'-0"

① LOWER LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"

DATE: 08/24/03

DW.P. 16
JOB: 03016



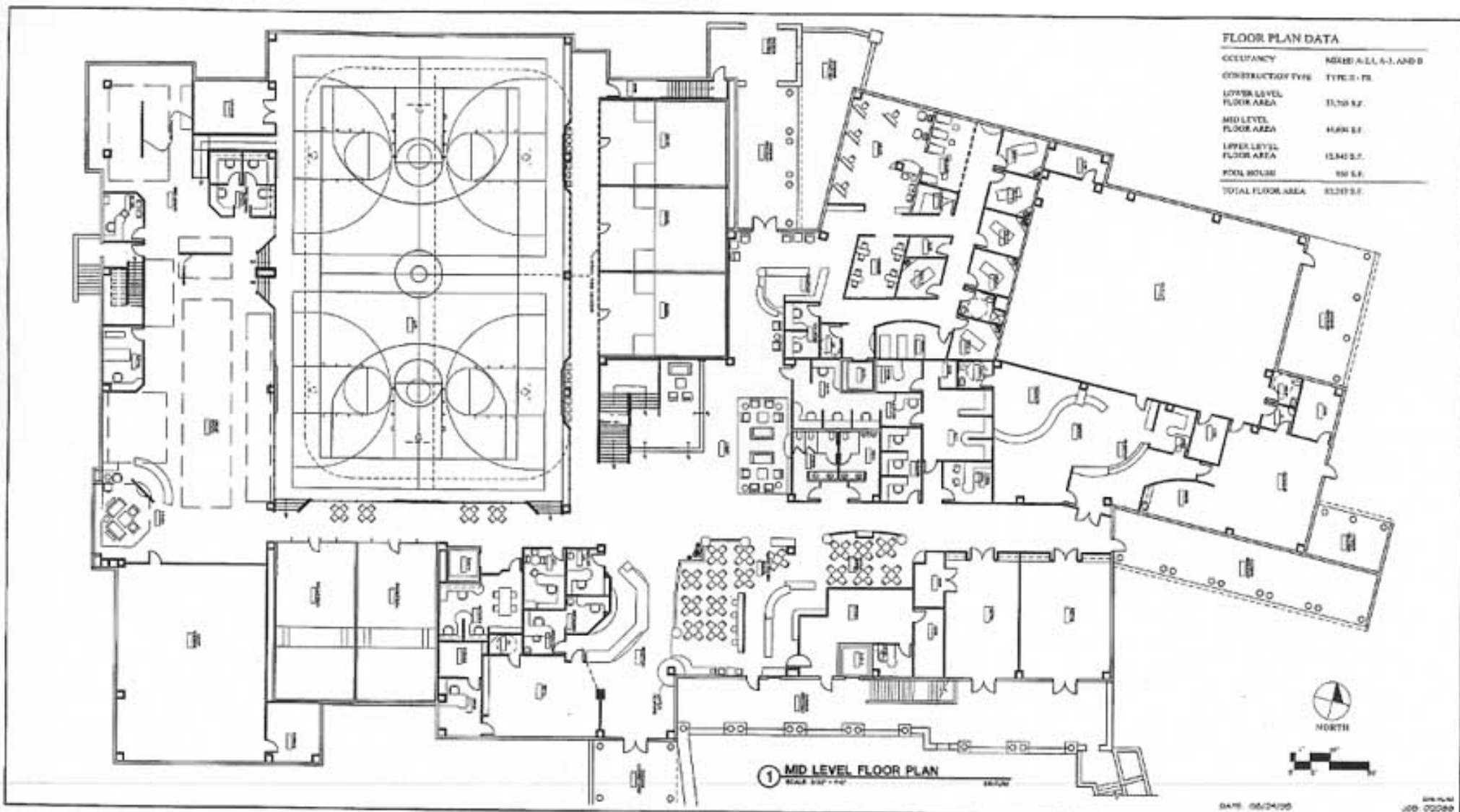
The DC RANCH VILLAGE
HEALTH STUDIO
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



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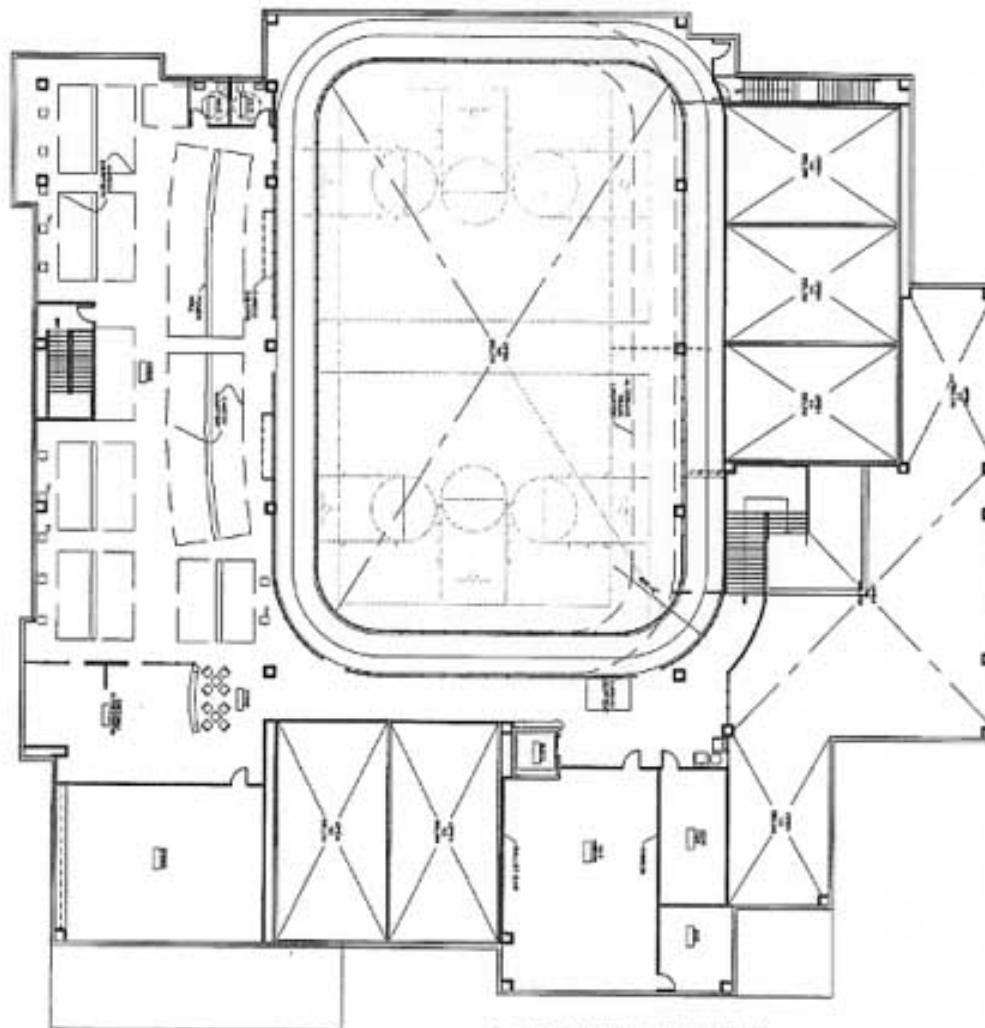


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65-DR-2003
9-4-03



1 UPPER LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

FLOOR PLAN DATA

OCCUPANCY	MIXED A-2.1, A-3, AND B
CONSTRUCTION TYPE	TYPE II-FB
LOWER LEVEL FLOOR AREA	22,703 S.F.
MID LEVEL FLOOR AREA	44,094 S.F.
UPPER LEVEL FLOOR AREA	21,849 S.F.
POOL HOUSE	933 S.F.
TOTAL FLOOR AREA	92,222 S.F.



DATE: 05/24/03

DATE: 05/24/03
JOB: 020006



The DC RANCH VILLAGE
HEALTH STUDIO
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



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65-DR-2003
9-4-03

Stipulations for Case: Health Studio & Spa at DC Ranch Case 65-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, The most current recorded City of Scottsdale / DC Ranch Development Agreement at time of the approval, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group Architects and Planners with a plan date of 9/3/03.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group Architects and Planners with a plan date of 10/10/03.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc. with the registrants seal dated of 10/10/03.
 - d. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 3,5,6.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The service entrance section(s) shall be fully screened from public view in a service yard, or the front face(s) shall be flush with the building facade. The service entrance section(s) shall be painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. All walls and fencing shall match the architectural elements, color, materials and finish of the building(s).
8. Parking lot canopies shall return to the Project Coordinator for staff approval.

Ordinance

- A. Note: If non-employee covered parking is provided, the developer shall provide an equal percentage of covered accessible parking, a minimum of one covered van accessible stall.

SITE DESIGN:**DRB Stipulations**

9. The compacted Decomposed Granite (D/G) bike path shall utilize D/G that matches the adjacent natural desert color.

Ordinance

- B. Parking lot landscape islands shall have a minimum planting width of 7-feet.
- C. Where the front of a parking stall overhangs a curb or planter on both sides, the minimum width of the planter shall be 7-feet.
- D. The face of the parking lot canopies shall be a minimum of 3-feet from the property line.
- E. Where the front of the parking stall overhangs a sidewalk, the sidewalk shall be a minimum of 5'-0

OPEN SPACE:**Ordinance**

- F. The parking lot planters that are shaped as diamonds shall not be counted toward the provided parking lot landscaping unless the planting area has a width of 7-feet and a minimum of 120 square feet.
- G. With the final plans submittal, the developer shall provide a master open space plan for the DC Ranch Town Center. This plan shall identify how the town center development is going address open space ordinance requirements. The plan shall be approved prior to the issuance of the building permits for DC Ranch Village Club.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- H. There shall be no berming, mounding, or similar permitted within the scenic corridor setback pursuant to the DC Ranch Planning Unit Master Plans for Planning Units 3,5,6.
- I. Water features shall comply with the City of Scottsdale's Revised City Code.
- J. The amount of turf provided shall comply with the City of Scottsdale's Revised Code.
- K. 50-percent of the trees indicated on the landscape plan shall be mature as defined by the Zoning Ordinance.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. No light poles shall be permitted in scenic corridor easement(s).
12. All light poles adjacent to the scenic corridor shall be turned off during the post-curfew hours.
13. A programmable timer and a photocell shall control all exterior lighting.
14. The individual luminarie lamp shall not exceed 250 watts.
15. Light fixtures shall be consistent with the Development Review Board Submittal.

Ordinance

- L. The pool lighting shall return to the Project Coordinator for approval in accordance with the Use Permit.

- M. The lighting design shall be modified to address the Use Permit stipulations for light trespass.
- N. The photometrics plans shall be revised to include all exterior lights as indicated in the Use Permit and address all Use Permit stipulations.
- O. The developer shall design post-curfew lighting in accordance with the Use Permit.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 16. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 17. No exterior vending or display shall be allowed.
- 18. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 19. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- P. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 54-ZN-1989#1-7, 13-UP-2003, all stipulations continue to apply.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

20. Demonstrate consistency with the following reports and improvement plans: Improvement plans and drainage report for Thompson Peak Parkway Community Facilities District from Horseshoe Canyon to the DC Ranch South Boundary by Wood Patel dated 10/15/03 and the DC Ranch Horseshoe Canyon to Pima Road sewer plans dated 2/13/03.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
22. Demonstrate consistency with the approved master drainage plan and report entitled DC Ranch Planning Units 3, 5, and 6 Drainage Master Plans.
- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Thompson Peak Parkway	Major Arterial	*See note below.	*See note below.	*See note below.	*See note below.

***Right of way dedications were provided, and the construction of roadway and sidewalk improvements were approved and will be constructed as part of the Thompson Peak Parkway Community Facilities District project recently approved by the City.**

DRB Stipulations

23. The developer shall design and construct the driveway onto Thompson Peak Parkway in general conformance with City of Scottsdale Standard detail 2257, type CH-1.

24. The developer shall construct the private drive extension of Union Hills Drive as shown on the approved site plan as part of this project. The roadway shall be completed prior to issuance of a certificate of occupancy for the health club building. The required improvements shall consist of the full roadway, south parking area, roundabout, south sidewalk, and the south driveway tie-in from the parking area to the roundabout. The developer shall provide emergency access for the Union Hills drive extension as part of final plans unless otherwise approved by Rural Metro.
25. Phase 2 of the Thompson Peak Parkway Community Facilities District project shall be constructed and accepted by the City of Scottsdale prior to issuance of a certificate of occupancy for the health club.

Ordinance

- Q. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

26. The developer shall provide a minimum parking-aisle width of 24 feet.
27. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- R. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

28. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
29. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Thompson Peak Parkway except at the approved driveway location.
30. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**S. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

T. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

31. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-2 for single enclosures and #2147-2 for double enclosures.
32. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

U. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) This project will require two refuse containers with one grease containment area.

V. Underground vault-type containers are not allowed.

W. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

X. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
34. The alignment of public water and sewer tie-ins to services within Thompson Peak Parkway shall meet the City's requirements for alignment of public water and sewer and shall be located within the Thompson Peak Parkway driveway for this project.

WATER:**DRB Stipulations**

35. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- Y. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
37. On-site sanitary sewer shall be privately owned and maintained.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- Z. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- AA. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- BB. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

40. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Improvements and grading affecting the storm drain and sewer near the south property line shall be done in a manner that maintains City maintenance access along these utilities and meets minimum cover requirements over the storm drain.